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THE ANDHRA PRADESH GAZETTE

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HYDERABAD, TUESDAY, SEPTEMBER 8, 2009.

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

(H I)

DRAFT VARIATION TO THE TOWN PLANNING -CERTAIN VARIATION TO THE MASTER PLAN FOR CHANGE OF LAND USE OF THE LAND FROM INDUSTRIAL USE ZONE TO RESIDENTIAL USE IN RAMANAYYAPETA GRAM PANCHAYAT, ISWARYANAGAR, KAKINADA RURAL MANDAL.

*[Memo.No. 7832/H1/2008-2, Municipal Administration and Urban Development,
5th September, 2009.]*

The following draft variation to the Kakinada General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No. 389 MA., dated 10.9.1975, is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

Notice is hereby given that the draft will be taken into consideration after expiry of fifteen days from the date of publication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggestions should be addressed to the Principal Secretary to Government, Municipal Administration and Urban Development Department, Secretariat, Andhra Pradesh, Hyderabad-500 022.

DRAFT VARIATION

The site in R.S.No.241/3 (Part), Ramanayyapeta Gram Panchayat, Iswaryanagar, Kakinada Rural Mandal to an extent of Ac.1.0667 Cents, the boudaries of which are as shown in the schedule below and which is earmarked for Industrial use zone in the General Town Planning Scheme (Master Plan) of Kakinada Town sanctioned in G.O. Ms.No.389 MA., dated 10.9.1975, is now proposed to be designated for Residential use by variation of change of land use as marked "ABC&D" as shown in the revised part proposed land use map bearing C.No.12695 /2007/R, which is available in Municipal Corporation, Kakinada Town, **subject to the following conditions; namely:-**

1. The applicant shall pay development / conversion charges as per G.O.Ms.No. 158 MA., dated 22.3.1996 to the Ramanayyapeta Gram Panchayat before issue of confirmation orders.

2. That the title and Urban Land Ceiling/Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/Municipalities before issue of building permission/development permission.
3. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
4. The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
5. The change of land use shall not be used as the proof of any title of the land.
6. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
7. The applicant shall obtain layout / development permission from Director of Town and Country Planning / competent authority as the case may be.
8. The applicant shall take prior approval before commencing the development activity from the competent authority.
9. The applicant shall handover the affection portion to an extent of 252 Sq.Ft., or 23.41 Sq.Mtrs., on western side to the Kakinada Municipal Corporation free of cost through registered gift deed to widen the existing road to 60 feet wide as per Master Plan.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Mango Garden in R.S.No. 241/2.
East	:	Mango Garden in R.S.No. 241/2, 3 (Part).
South	:	Mango Garden in R.S.No. 241/3 (Part).
West	:	Existing 53 to 67 feet wide road widened to 60 feet wide as per Master Plan.

Dr. C.V.S.K. SARMA,
Principal Secretary to Government.

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